

NED B. MITCHELL, INC.  
PROPERTY SURVEY

LOCATED IN  
SECTION 5, T2S, R1W, U.S.B.&M.  
DUCHESE COUNTY, UTAH

ORIGINAL DESCRIPTION

BEGINNING 770 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 1 WEST, UTAH SPECIAL BASE AND MERIDIAN, THENCE WEST 620 FEET; THENCE SOUTH 20'00" EAST 156.43 FEET; THENCE EAST 566.5 FEET; THENCE NORTH 147 FEET TO THE POINT OF BEGINNING.

CORRECTED DESCRIPTION

BEGINNING AT A POINT ON THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 5, T2S, R1W, U.S.B.&M. WHICH BEARS S0°04'49"E 782.62' FROM THE CENTER 1/4 CORNER OF SAID SECTION 5, THENCE S0°04'49"E 153.58' TO A POINT WHICH BEARS N0°04'49"W 403.00' FROM THE SOUTHEAST CORNER OF THE NE 1/4 SW 1/4 OF SAID SECTION 5, THENCE N89°46'23"W PARALLEL WITH THE SOUTH LINE OF THE NE 1/4 SW 1/4 OF SAID SECTION 5-614.27' TO A POINT ON THE EAST RIGHT-OF-WAY FENCE OF STATE HIGHWAY #121; THENCE N20°25'12"W ALONG SAID RIGHT-OF-WAY FENCE 150.09' TO A POINT ON AN EXISTING FENCE LINE RUNNING EASTERLY; THENCE ALONG SAID FENCE LINE N89°05'56"E 666.93', WHICH IS ALSO THE SOUTH LINE OF LOT 5 OF THE COTTONWOOD CREEK ESTATES No. 2 SUBDIVISION TO THE POINT OF BEGINNING. CONTAINS 2.17 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW 1/4 OF SECTION 5, T2S, R1W, U.S.B.&M. WHICH IS ASSUMED TO BEAR S89°43'06"E.

QUIT CLAIM DESCRIPTION

BEGINNING AT A POINT ON THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 5, T2S, R1W, U.S.B.&M. WHICH BEARS S0°04'49"E 770.00' FROM THE CENTER 1/4 CORNER OF SAID SECTION 5, THENCE S0°04'49"E 12.62' TO A POINT ON AN EXISTING FENCE LINE RUNNING WESTERLY WHICH BEARS N0°04'49"E 556.58' FROM THE SOUTHEAST CORNER OF THE NE 1/4 SW 1/4 OF SAID SECTION 5, THENCE ALONG SAID FENCE LINE S89°05'56"W 666.93' WHICH IS ALSO THE SOUTH LINE OF LOT 5 OF THE COTTONWOOD CREEK ESTATES No. 2 SUBDIVISION TO A POINT ON THE EAST RIGHT-OF-WAY FENCE OF STATE HIGHWAY #121; THENCE N20°25'12"W ALONG SAID RIGHT-OF-WAY FENCE 25.31'; THENCE S89°56'54"E 675.95' TO THE POINT OF BEGINNING. CONTAINS 0.28 ACRES MORE OR LESS. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SW 1/4 OF SECTION 5, T2S, R1W, U.S.B.&M. WHICH IS ASSUMED TO BEAR S89°43'06"E.

SURVEYOR'S NARRATIVE

PENNZOIL EXPLR. & PROD. CO., EMPLOYEE DANNY LAMAN REQUESTED THAT WE PERFORM A PROPERTY SURVEY ON PROPERTY OWNED BY NED B. MITCHELL, INC. THIS PROPERTY DESCRIBES A PARCEL THAT WILL BE USED AS A ROAD RIGHT-OF-WAY THAT WILL PROCEED FROM STATE HIGHWAY #121 EASTERLY THRU THIS PARCEL AND THEN UP AND ONTO THE HARMSTON BENCH WHERE PENNZOIL IS GOING TO DRILL A WELL. AS SHOWN ON THIS PLAT, WE HAVE BROKEN THE SECTION COMPLETELY DOWN USING THE EXISTING SECTION CORNERS, MONUMENTS, DISTANCES AND OTHER DATA THAT WE HAVE GENERATED OVER THE PAST 20 YEARS. WE HONORED THE CALL TO AND ALONG THE EXISTING FENCE LINE THAT IS SHOWN ON THE COTTONWOOD CREEK ESTATES No. 2 SUBDIVISION PLAT PREPARED BY F. LEWIS PRATT, R.L.S. #3834. THIS CALL IS THE SOUTH LINE OF LOT 5 OF THE SAID No. 2 SUBDIVISION. THIS BOUNDARY INTERFERES AND OVERLAPS ON THE ORIGINAL DESCRIPTION OF THIS PARCEL AND SO WE PREPARED A QUIT CLAIM DESCRIPTION WHICH THE MITCHELLS MAY WANT TO DEED TO THE PRESENT OWNERS OF THE SAID LOT 5 FOR THIS OVERLAPED AREA.

PLEASE NOTE THAT AS WE CHECKED THE DISTANCES AND BEARINGS AND IN RE-MEASURING THESE DISTANCES WE FOUND THAT MR. PRATT HAD USED A REFERENCE POINT WHICH IS SOUTH 27.25' FROM THE TRUE NORTH 1/4 CORNER OF SAID SECTION 5, AND MR. PRATT HAS SHOWN ON HIS SUBDIVISION PLAT THAT THE REFERENCE POINT IS THE NORTH 1/4 CORNER WHICH IT IS NOT.

WE HAVE RE-WRITTEN THE DESCRIPTION TO DESCRIBE THE PARCEL FROM THE EXISTING FENCE ALONG THE SOUTH LINE OF SAID LOT 5, THENCE SOUTH ALONG THE NORTH-SOUTH 1/4 SECTION LINE TO A POINT WHICH IS 403.00' NORTHERLY FROM THE SOUTHEAST CORNER OF THE NE 1/4 SW 1/4 OF SAID SECTION 5, THENCE WEST TO THE EAST R-O-W LINE OF STATE HIGHWAY #121, THENCE NORTHWESTERLY ALONG THE EAST R-O-W. THENCE EAST ALONG THE SAID LINE OF LOT 5 (Existing Fence Lines) TO BEGINNING.

PLEASE NOTE THAT THE PREDECESSOR DESCRIPTION OF THIS PARCEL AT ONE TIME ALSO INCLUDED THE 403 FOOT PARCEL TO THE SOUTH OF THIS SURVEYED PARCEL.

WE HAVE HONORED THE SURROUNDING LAND PARCELS ON THIS SURVEYED PARCEL.

20 Nov 90 Duch Co Sur File No 114

UTLS UTAH ENGINEERING & LAND SURVEYING  
85 SOUTH 200 EAST - VERNAL, UTAH 84078  
(801) 789-1017

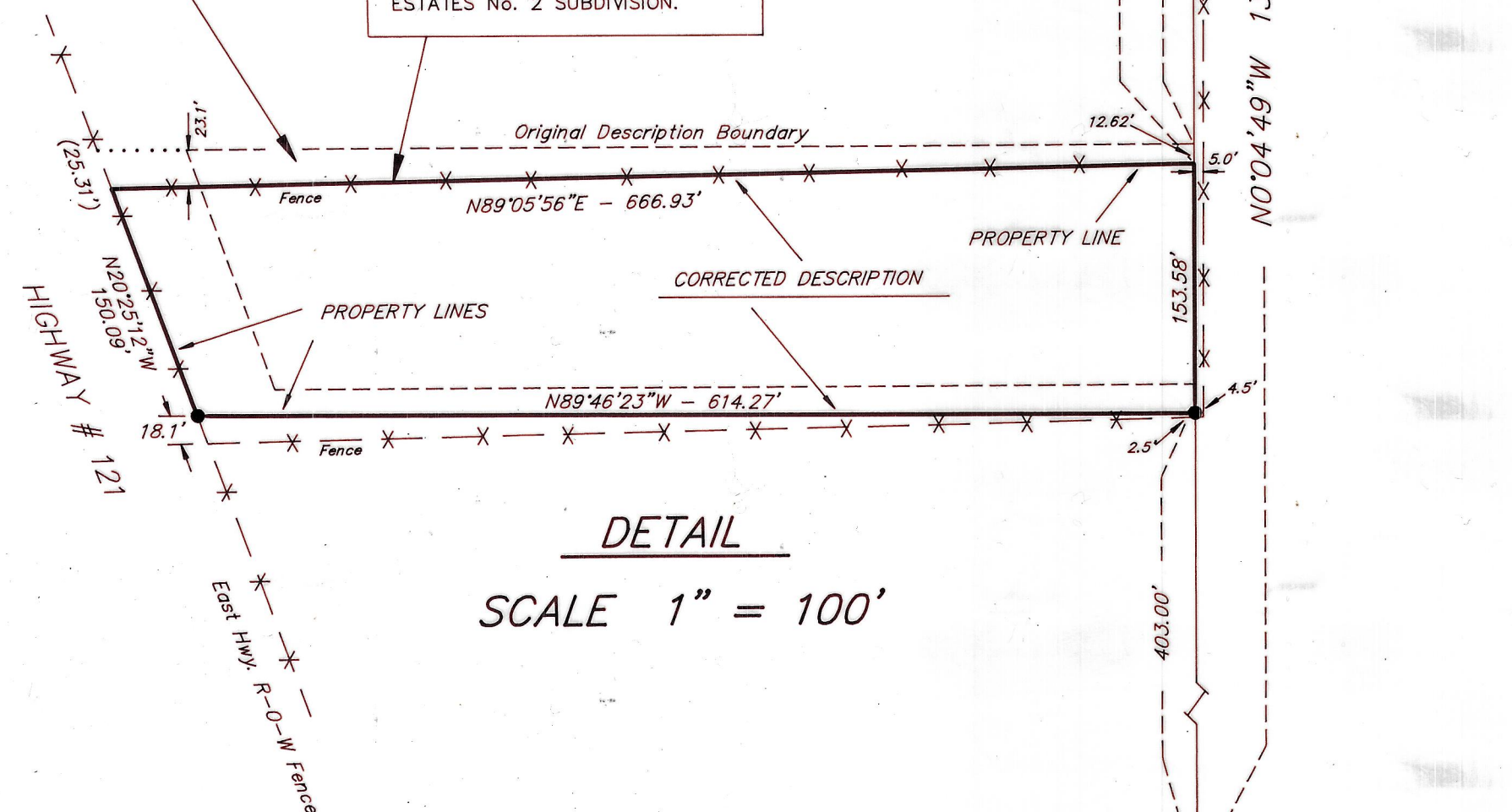
SCALE:	AS SHOWN	DATE:	8-8-90
SURVEYED BY:	D.A. L.D.T.	DRAWN BY:	T.D.H.
WEATHER:	WARM	FILE:	30960

Sec. 5, T2S, R1W, U.S.B.&M.

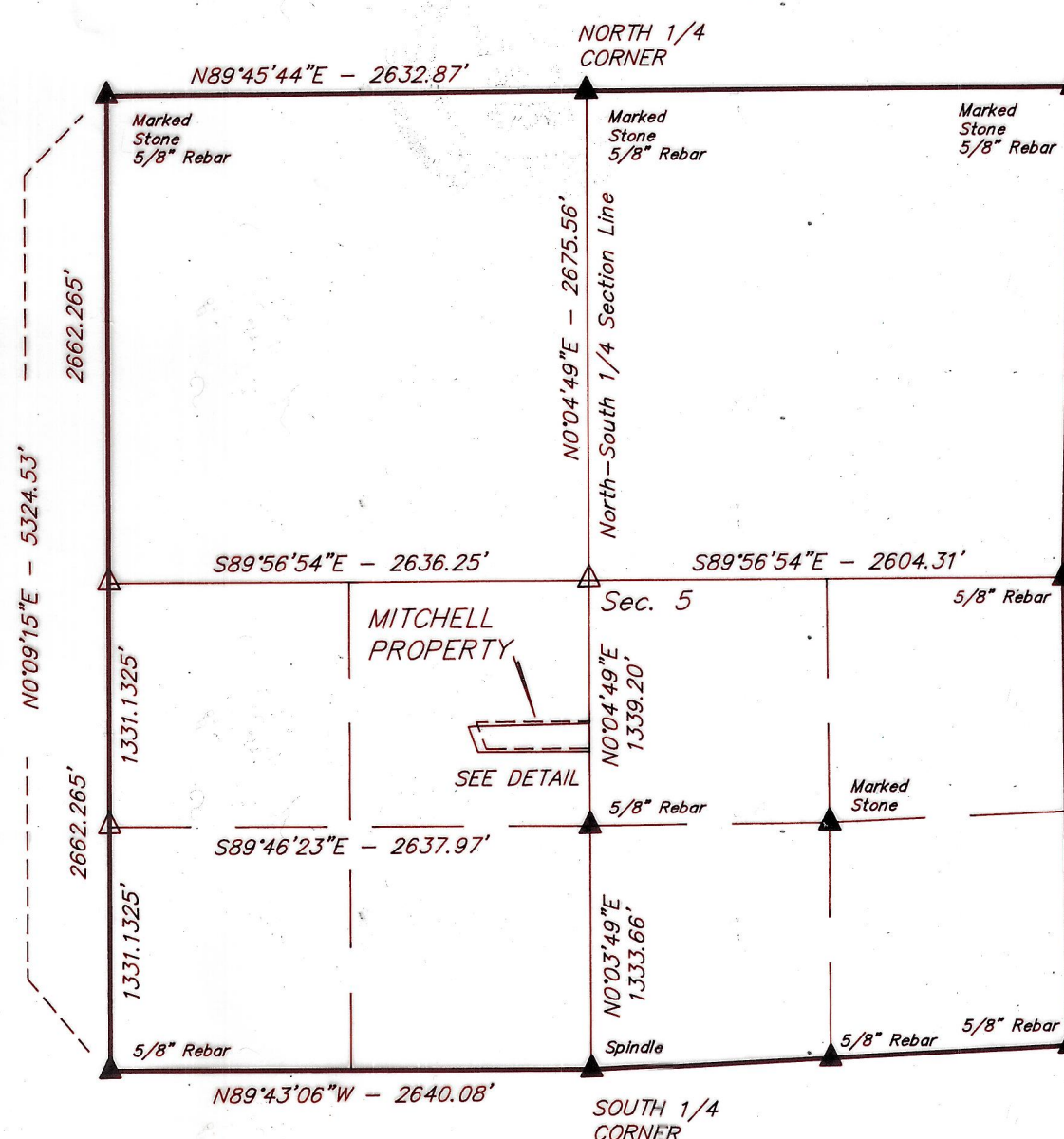
QUIT CLAIM PARCEL TO LOT  
OWNER OF COTTONWOOD CREEK  
ESTATES No. 2 LOT 5.

COTTONWOOD CREEK  
ESTATES No. 2  
Lot 5

AS DESCRIBED SOUTH BOUNDARY  
OF LOT 5 - COTTONWOOD CREEK  
ESTATES No. 2 SUBDIVISION.



DETAIL  
SCALE 1" = 100'



SCALE 1" = 1000'

△ = LOCATION DETERMINED MATHEMATICALLY  
(Corner Not Set.)

▲ = SECTION CORNERS USED.

● = PROPERTY CORNERS SET.  
(Alum. Cap on 5/8" Rebar.)

FILE NO. \_\_\_\_\_ FEE PAID \$ \_\_\_\_\_ AT THE REQUEST OF UTAH  
ENGINEERING AND LAND SURVEYING, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 19\_\_\_\_

DUCHESE COUNTY SURVEYORS CERTIFICATE

THE DUCHESE COUNTY SURVEYOR, HAS CHECKED  
THIS PLAT FOR FORM AND ADHERANCE TO THE STATE  
OF UTAH REQUIREMENTS FOR ITEMS TO BE ON A  
SURVEYOR'S PLAT FOR RECORDING WITH THE COUNTY  
SURVEYORS OFFICE, ON THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 19\_\_\_\_.

DUCHESE COUNTY  
SURVEYOR

CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM  
FIELD NOTES OF ACTUAL SURVEYS MADE BY ME, OR UNDER MY  
SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR  
REGISTRATION NO. 3137  
STATE OF UTAH